Looking for guidance

5 messages

Stockton Services <stockton752@gmail.com> Mon, Dec 5, 2022 at 2:19 PM
To: kcclinton@meridianlandservices.com

Ken,
It was good to meet you last week in Concord.
My foolish hope that the surveyor at the other end of the attached correspondence might speak to me at the annual conference was not realized, so I'm sending you our exchange plus some other info that I researched to see if you can help me figure out what to do.
A - the people who had the survey done (required by building department)
B - the people who called me asking for help
There is considerable tension (maybe even hostility) between A and C, but B gets along with both A and C.
I live right up the road, have not been hired by anyone, and have not talked with C, but A and B know that I am reaching out to you.
I'm sorry to take your time on this. Maybe the best thing is for you to just have a look at the 2 attached documents and then we could hopefully talk.
I know how busy you must be and there is no hurry at all, but I could really use some feedback.
Thank you in advance for anything you can do to help me.
Tocky Bialobrzeski

--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

2 attachments

908 KEN CLINTON.pdf
3183K

908 correspondence.pdf
778K

Stockton Services <stockton752@gmail.com> Mon, Dec 12, 2022 at 5:25 PM
To: kcclinton@meridianlandservices.com

Ken,
Just following up to be sure you received my email sent last week.
Subject line Looking for Guidance
Not trying to pester you, but can you confirm receipt?
Thank you,
Tocky B
[Quoted text hidden]

Ken Clinton <kclinton@nhlsa.org> Tue, Dec 13, 2022 at 7:52 AM
To: Stockton Services <stockton752@gmail.com>

Tocky,

Thanks for reminding me of our brief conversation and your initial e-mail. I'll make some time to review your brief explanation and attachments so we can connect towards the end of the week.

Regards,

Ken

Ken Clinton, LLS

NHLSA Professional Conduct & Practice Director

kclinton@nhlsa.org

[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Tue, Dec 13, 2022 at 8:25 AM
To: Ken Clinton <kclinton@nhlsa.org>

Thank you, Ken.
I'll be grateful for your advice.
Tocky
[Quoted text hidden]

Stockton Services <stockton752@gmail.com> Thu, Jan 5, 2023 at 12:11 PM
To: Ken Clinton <kclinton@nhlsa.org>

Hi Ken,
Happy New Year.
Sorry to pester you....
I told the property owners I would let them know the outcome of my reaching out to you.
When you can.... and thank you, I know this is challenging.
Tocky
[Quoted text hidden]

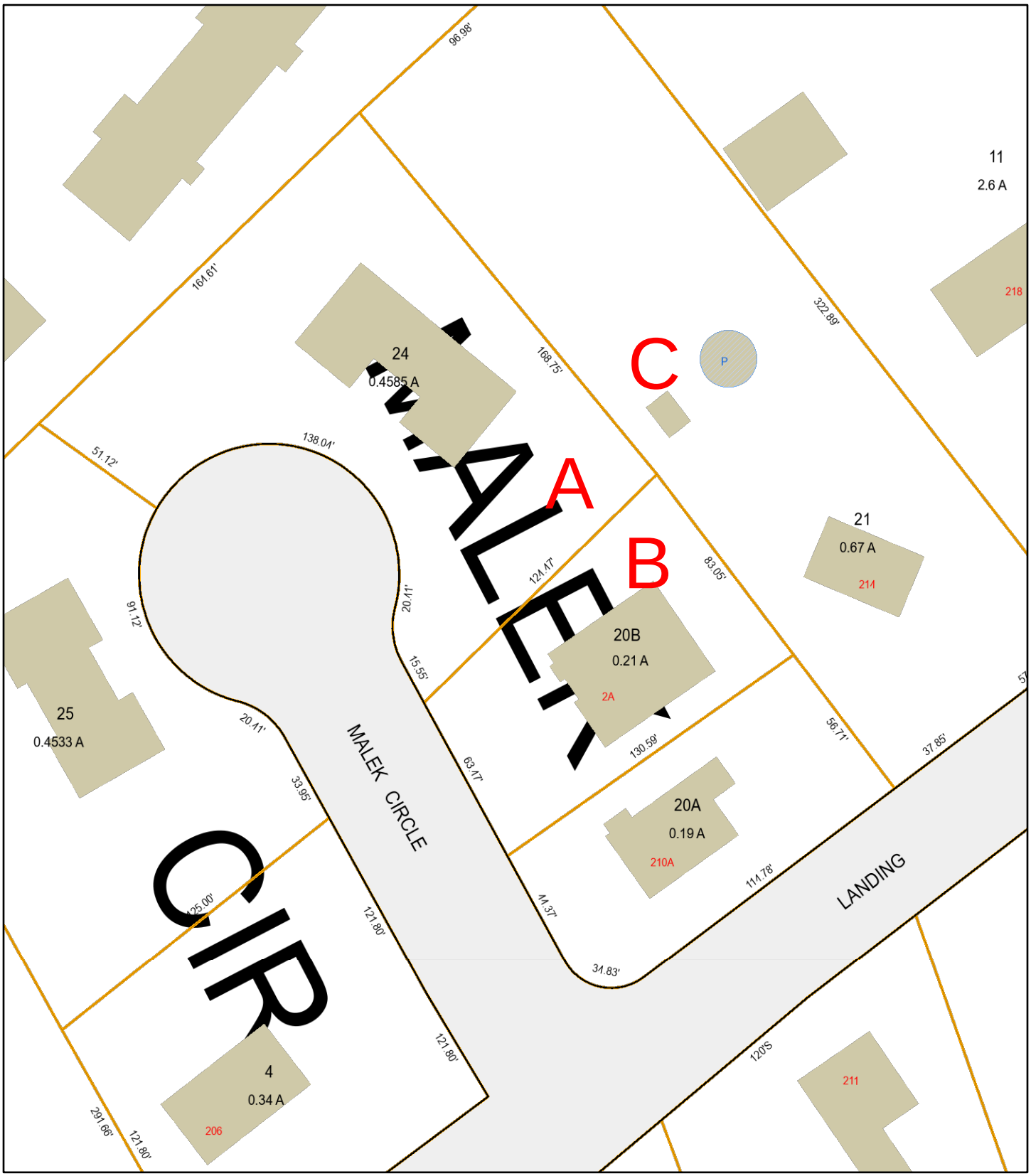
Hampton, NH

1 inch = 50 Feet

0 50 100 150

December 5, 2022

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

2010 AERIAL

Hampton, NH

1 inch = 50 Feet

0 50 100 150

December 5, 2022

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

'78 APR 20 A 9:33

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

0560

PLAT OF LAND
FOR
HARRIET M. KENNEY
&
HARRIET E. BRUSH
IN
HAMPTON, N.H.

SCALE: 1"=50 SEPT., 1977

PARKER SURVEY ASSOC., INC.

EXETER & SEABROOK, N.H.

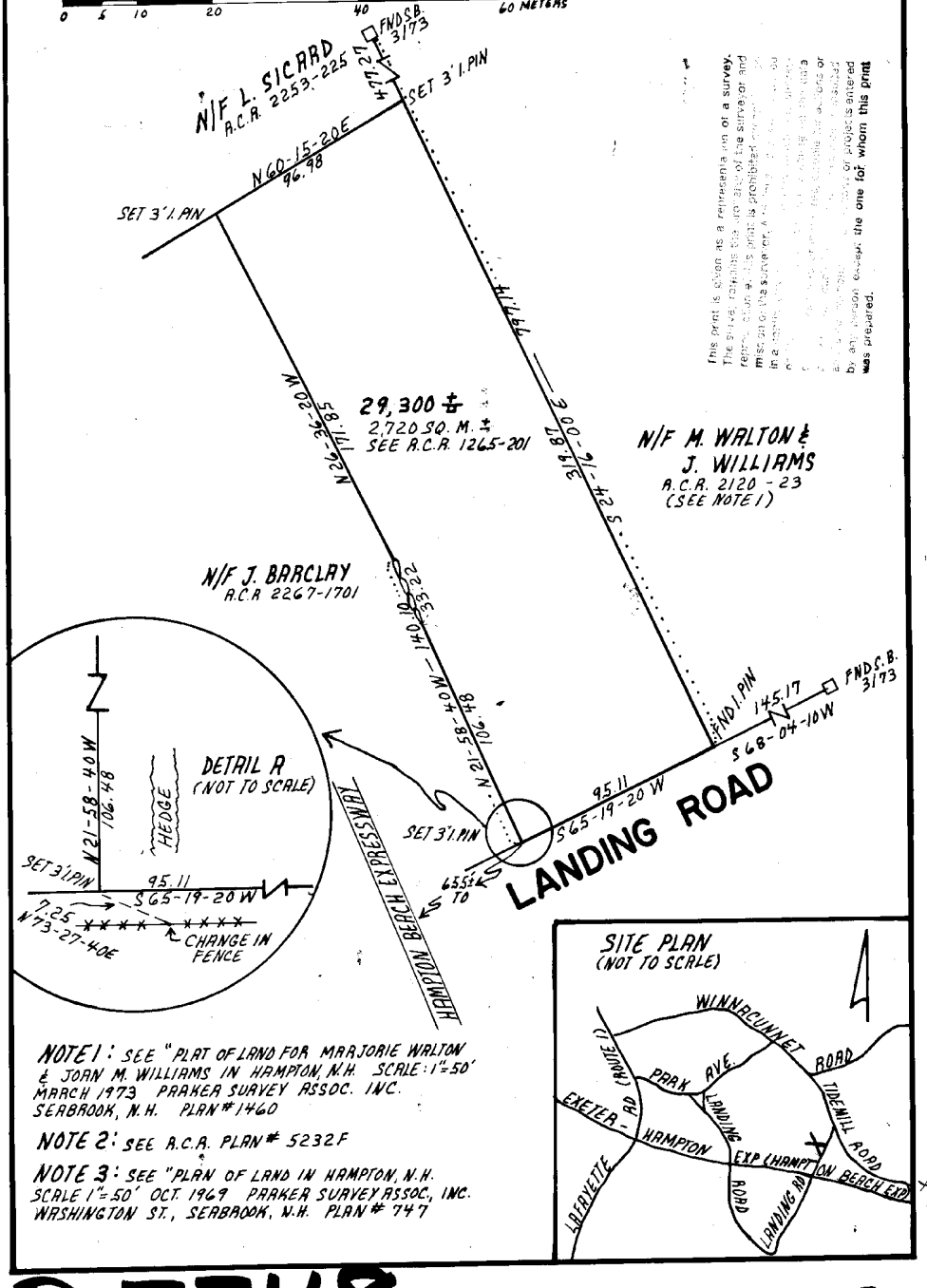
The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

Signed

Sept. 21, 1977 Date

THE STATE OF NEW HAMPSHIRE
RICHARD K. PARKER Jr. No. 6
REGISTERED LAND SURVEYOR

0 25 50 100 200 FEET
0 5 10 20 40 60 METERS



NOTE 1: SEE "PLAT OF LAND FOR MARJORIE WALTON & JOAN M. WILLIAMS IN HAMPTON, N.H. SCALE: 1"=50' MARCH 1973 PARKER SURVEY ASSOC. INC. SEABROOK, N.H. PLAN #1460

NOTE 2: SEE A.C.R. PLAN # 5232F

NOTE 3: SEE "PLAN OF LAND IN HAMPTON, N.H. SCALE 1"=50' OCT. 1969 PARKER SURVEY ASSOC., INC. WASHINGTON ST., SEABROOK, N.H. PLAN # 747

Sanders + McDermott

B-7748

3373

Oct 25 1 11 PM '87 65051

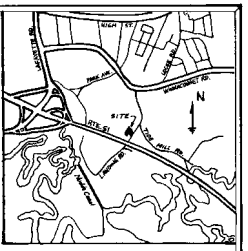
TOWN OF HAMPTON

PLANNING BOARD APPROVAL

Daniel C. Coughlin

Chairman

DATE: 9/29/87



LOCUS

ABUTTORS SURROUNDING PROPERTY AND ACROSS LANDING ROAD

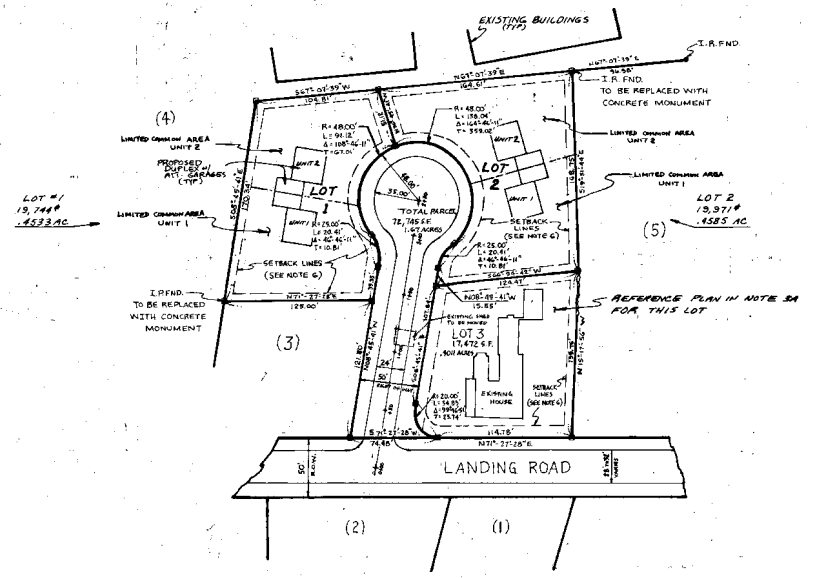
(1) TAX MAP GG LOT 5
N/F JOHN F. & CYNTHIA M. TWITCHELL
211 LANDING ROAD
HAMPTON, N.H. 03842
RCRD. BOOK 2326 PAGE 1330

(2) TAX MAP GG LOT 23
N/F DAVID A. & DENISE M. FOURNIER
207 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK 2447 PAGE 1832

(3) TAX MAP 37 LOT 1G
N/F CARLOS E. & CHRISTINE ROSARIO & ELSIE F. COLCATOS
206 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK 2612 PAGE 2891

(4) TAX MAP 37 LOT 14
SICARD WHITE CO.
200 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK 2485 PAGE 1844

(5) TAX MAP 37 LOT 1B
N/F FREDERICK & DONNA RUIZ
214 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK 2436 PAGE 890


EXISTING BUILDINGS (TYP.)
I.R.FND.
I.R. FND. TO BE REPLACED WITH CONCRETE MONUMENT
(4)
LIMITED COMMON AREA UNIT 2
PROPOSED DUPLEX w/ ATT. GARAGES (TYP.)
UNIT 2
UNIT 1
LOT 1
LOT 2
LIMITED COMMON AREA UNIT 1
LOT #1 19,744 ± .4533 AC
LOT 2 19,971 ± .4585 AC
(5)
TOTAL PARCEL TE, 745 S.F. 1.067 ACRES ± MOL
SETBACK LINES (SEE NOTE 6)
I.P.FND. TO BE REPLACED WITH CONCRETE MONUMENT
(3)
REFERENCE PLAN IN NOTE 5A FOR THIS LOT
LOT 3 17,472 S.F. .401 ACRE
EXISTING HOUSE
EXISTING SHED TO BE REMOVED
N/F CARLOS E. & CHRISTINE ROSARIO & ELSIE F. COLCATOS
N/F FREDERICK & DONNA RUIZ
N/F JOHN F. & CYNTHIA M. TWITCHELL
N/F DAVID A. & DENISE M. FOURNIER
LANDING ROAD
(2)
(1)

SCALE: 1"=50'

BEARINGS ARE MAGNETIC AS OF NOVEMBER, 1986

LEGEND

- STONE WALL
- STONE MONUMENT TO BE SET
- CONCRETE MONUMENT TO BE SET
- SET BACK LINES

NOTES

1. RANDOM TRAVERSE ERROR OF CLOSURE IS LESS THAN 1 PART IN 10,000.
2. VERTICAL DATUM TAKEN FROM RAILROAD SPIKE SET IN POLE NO. 2956 IN SOUTHEAST CORNER OF INTERSECTION OF LANDING ROAD AND STATE ROUTE 51. ELEV. = 16.68' (NGVD)
3. REFERENCE THE FOLLOWING PLANS:
   A. "EXISTING SITE PLAN SAMUEL BROWN CONDOMINIUMS HAMPTON, N.H." SCALE 1"=20', JUNE, 1982 BY JOHN W. DURGIN ASSOCIATES, INC. RCRD PLAN # D-11036
   B. "SUBDIVISION PLAN OF LAND HAMPTON, N.H. FOR JAMES A. & ANN J. BARCLAY" SCALE 1"=20' MAY, 1978, JOHN W. DURGIN CIVIL ENGINEERS PROF. ASSN. RCRD PLAN # D-7909
   C. "PLAT OF LAND FOR HARRIET M. KENNEY & HARRIET E. BUSH IN HAMPTON, N.H." SCALE 1"=50' SEPT., 1977 PARKER SURVEY ASSOC., INC. RCRD PLAN # B-7748
4. REFERENCE THE FOLLOWING DEED:
   A. RICHARD L. SCHWAB TO ROBERT B. & MARGARET BEAN RCRD BOOK 2544 PAGE 259
5. TOWN OF HAMPTON ASSESSORS MAP 37, LOT 3 IS PARCEL BEING SUBDIVIDED.
6. SETBACK REQUIREMENTS: FRONT: 10' SIDE: 7' REAR: 7'
7. ZONE: RA (RESIDENCE A)
8. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE
9. *REFERENCE ZBA DECISION 71-87 REQUESTING A VARIANCE FROM ART. 3.3, USE REGULATIONS AND 4.1.1, LOT AREA PER DWELLING, TO ALLOW THE SUBDIVISION OF ONE LOT INTO THREE, WITH THE EXISTING TWO FAMILY DWELLING OCCUPYING ONE LOT, AND THE CONSTRUCTION OF A NEW TWO FAMILY DWELLING ON EACH OF THE OTHER TWO LOTS, AS WELL AS A SPECIAL EXCEPTION FOR THE CONDOMINIUM CONVERSION OF THE TWO NEW DWELLINGS, WHICH WAS GRANTED ON JULY 16, 1987.*

OWNER OF RECORD / APPLICANT
ROBERT BEAN & MARGARET BEAN
210 LANDING ROAD
HAMPTON, N.H. 03842

STATE OF NEW HAMPSHIRE No. 283 SCOTT GILES

STATE OF NEW HAMPSHIRE DUANE C. MINER No. 5096 LICENSED LAND SURVEYOR

D-17164

REV.	DATE	BY	DESCRIPTION
3	8/19/87	GBM	DELETED SLOPE EASEMENT/ADDED NOTE
2	7/20/87	RBC	ADDED DUPLEX'S
1	7/24/87	VLDM	REV FOR CLIENT REQUEST
0	12-22-86	JAH	ISSUE FOR PRELIMINARY APPROVAL

SUBDIVISION OF LAND IN HAMPTON N.H.

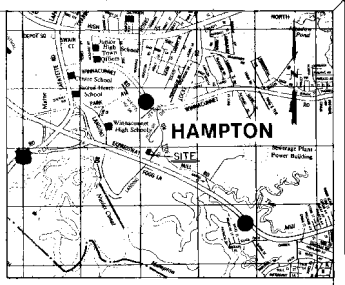
PREPARED FOR: ROBERT BEAN
210 LANDING ROAD
HAMPTON, N.H. 03842

PREPARED BY: C.D.E.C.
P.O. BOX 1235
HAMPTON, N.H. 03842
PH. NO. 603-926-8909

JOB # - SHT. # - REV. 145 - 1/4 - R3

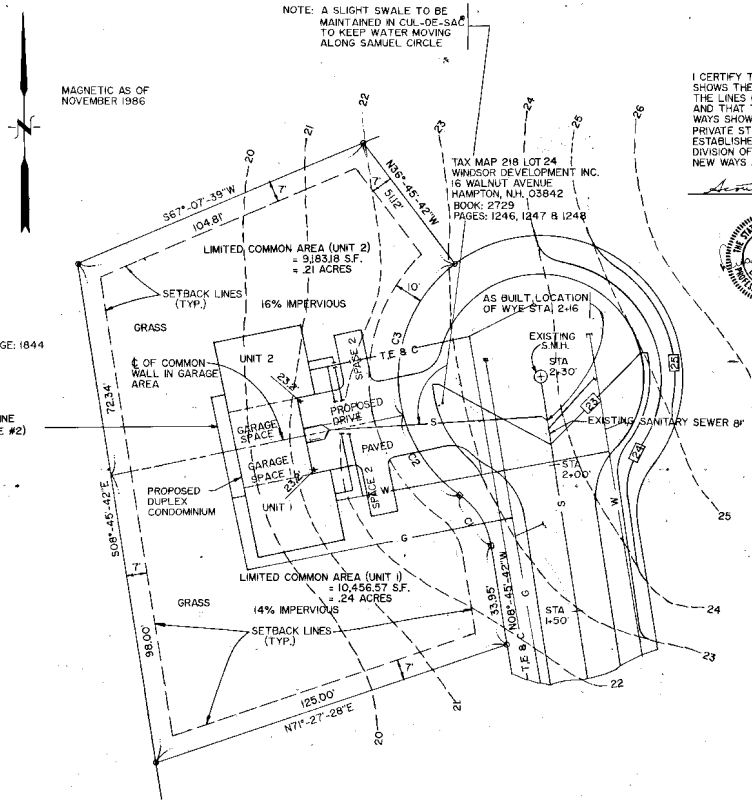
Nov 25 8 09 AM '88 22931

NO.	DELTA	RADIUS	ARC LENGTH
C1	46°-48'-11"	25.00'	20.41'
C2	40°-12'-20"	48.00'	33.68'
C3	68°-33'-50"	48.00'	57.44'



LOCUS

SCALE 1"= 1/2 MILE



I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

3/21/88

I CERTIFY THAT ALL UNITS OR PORTIONS THERE OF DEPICTED THERE ON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETE (CHAPTER 356-B:20)

REGISTERD LAND SURVEYOR — DATE 3/21/88

DUANE O. JAMES No. 5388 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

No. 283 SCOTT L. CILES LICENSED LAND SURVEYOR STATE OF NEW HAMPSHIRE

3/21/88

NOTES

1. REFERENCE PLAN:
   A. "SUBDIVISION OF LAND IN HAMPTON, N.H. PREPARED FOR: ROBERT BEAN 210 LANDING ROAD HAMPTON, N.H." SCALE 1"= 50' DATE: 8/19/87 PREPARED BY: C.D.E.C., INC. P.O.BOX 1235 HAMPTON, N.H. RECORDED AS PLAN # D-17164
2. THIS PLAN WAS PREPARED FROM INFORMATION SHOWN ON THE ABOVE REFERENCE PLAN.
3. ZONING REQUIREMENTS:
   A. ZONE: RA (RESIDENCE A)
   B. MINIMUM LOT SIZE: 15,000 S.F. (PER DWELLING UNIT)(SEE NOTE 6 BELOW)
   C. MINIMUM LOT FRONTAGE: FRONT 10' SIDE 7' REAR 7'
4. THIS PARCEL IS SHOWN ON TOWN OF HAMPTON ASSESSORS MAP 218 AS LOT 25
5. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
6. REFERENCE ZBA DECISION 71-87 REQUESTING A VARIANCE FROM ARTICLE 3.3, USE REGULATIONS AND 4.11, LOT AREA PER DWELLING, TO ALLOW THE SUBDIVISION OF ONE LOT INTO THREE WITH THE EXISTING TWO FAMILY DWELLING OCCUPYING ONE LOT, AND THE CONSTRUCTION OF A NEW TWO FAMILY DWELLING ON EACH OF THE OTHER TWO LOTS, AS WELL AS A SPECIAL EXCEPTION FOR THE CONDOMINIUM CONVERSION OF THE TWO NEW DWELLING WHICH WAS GRANTED ON JULY 16, 1987.

LEGEND

- STONE MONUMENT TO BE SET
- CONCRETE MONUMENT TO BE SET
- SETBACK LINES
- S — SEWER LINE
- W — WATER LINE
- 23 — 23 EXISTING CONTOURS
- T, E & C — TELEPHONE, ELECTRIC & CABLE
- 23 — PROPOSED CONTOURS
- PAVED SURFACE
- G — GAS LINE (OPTIONAL)

UTILITY NOTES:

1. AN ELECTRIC TRANSFORMER WILL BE INSTALLED ON THIS LOT AT A SUITABLE LOCATION (AS DETERMINED BY THE EXETER-HAMPTON ELECTRIC COMPANY) TO SERVICE THIS SITE.
2. IF DETERMINED AS FEASIBLE BY NORTHERN UTILITIES, THIS SITE WILL BE SERVICED BY NATURAL GAS.

OWNER OF RECORD

WINDSOR DEVELOPMENT INC.
16 WALNUT AVENUE
HAMPTON, N.H. 03842
BOOK: 2729 PAGES: 1246, 1247 & 1248

TOWN OF HAMPTON, N.H.
PLANNING BOARD APPROVAL
Frank Chiarante

DATE: 4-20-88

0 10 20 40
SCALE 1"=20'

REV	DATE	BY	CHK	DESCRIPTION
2	4/14/88	JAD	[illegible]	REVISED PARKING SPACE PER TOWNS COMMENTS
1	3/31/88	JAD	DCH	AS-BUILT SEWER LINE CONNECTIONS
0	3/19/88	JAD	DCH	SITE PLAN FOR CONVERSION

CONDOMINIUM CONVERSION SITE PLAN AT MALEK CIRCLE HAMPTON, N.H.

PREPARED FOR: WINDSOR DEVELOPMENT INC.
16 WALNUT AVENUE
HAMPTON, N.H. 03842

PREPARED BY: CDEC INC.
P.O. BOX 1235
HAMPTON, N.H. 03842
PHONE: (603) 926-8909

JOB# - SHT.# - REV. | 357 -2/2- REV.2

D-18026 sheet 1 of 2

Mar 25 9 02 AM '88

I CERTIFY THAT THIS SURVEY PLAT SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

3/14/88

I CERTIFY THAT ALL UNITS OR PORTIONS THERE OF DEPICTED THERE ON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETE (CHAPTER 356-B:20)

REGISTERD LAND SURVEYOR — DATE 3/14/88

THE STATE OF NEW HAMPSHIRE — DUANE C. HINES No. 5369 — LICENSED PROFESSIONAL ENGINEER

THE STATE OF NEW HAMPSHIRE — No. 283 — SCOTT A. GILES — LICENSED LAND SURVEYOR

MAGNETIC AS OF NOVEMBER 1986

No.	Delta	Radius	Arc Length
C1	46°-46'-11"	25.00'	20.41'
C2	71°-49'-53"	48.00'	60.18'
C3	92°-56'-19"	48.00'	77.86'

No.	Bearing	Distance
L1	N08°-45'-41"W	15.55'

TAX MAP 218 LOT 10
SICARD WHITE COMPANY
200 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK: 2485 PAGE: 1844

TAX MAP 218 LOT 21
DONNA RUIZ
214 LANDING ROAD
HAMPTON, N.H. 03842
R.C.R.D. BOOK: 2436 PAGE: 890

TAX MAP 218 LOT 25
WINDSOR DEVELOPMENT INC.
16 WALNUT AVENUE
HAMPTON, N.H. 03842
BOOK: 2729
PAGES: 1246, 1247 & 1248

TAX MAP 218 LOT 20
PENDEL CORPORATION
DRINK WATER ROAD
HAMPTON, N.H. 03842

NOTE: A SLIGHT SWALE TO BE MAINTAINED IN CUL-DE-SAC TO KEEP WATER MOVING ALONG SAMUEL CIRCLE

N67°-07'-39"E 164.61'

N36°-45'-42"W 51.12'

S19°-51'-41"E 168.75'

S66°-54'-42"W 124.47'

SETBACK LINES (TYP.)

LIMITED COMMON AREA (UNIT 2)
= 10,957.56 S.F.
= .25 ACRES
13% IMPERVIOUS

LIMITED COMMON AREA (UNIT 1)
= 9,013.26 S.F.
= .21 ACRES
16% IMPERVIOUS

℄ OF COMMON WALL IN GARAGE AREA

UNIT 2 — 26.3'
UNIT 1 — 26.3'
GARAGE SPACE 2
GARAGE SPACE 1
PROPOSED DUPLEX CONDOMINIUM
PROPOSED DRIVE
PAVED
GRASS
SAMUEL CIRCLE
PROPOSED 8" SANITARY SEWER LINE
EXISTING S.M.H.
STA 2+30'
STA 2+00'
STA 1+50'
EXISTING 8" SANITARY SEWER
AS BUILT LOCATION OF WYE @ STA. 2+13
95.00'
PROPOSED GAS LINE (SEE UTILITY NOTE #2)

LEGEND

- STONE MONUMENT TO BE SET
- CONCRETE MONUMENT TO BE SET
- SETBACK LINES
- S — SEWER LINE
- W — WATER LINE
- 23 — 23 EXISTING CONTOURS
- T, E & C — TELEPHONE, ELECTRIC & CABLE
- 23 PROPOSED CONTOURS
- PAVED SURFACE
- G — GAS LINE (OPTIONAL)

UTILITY NOTES:

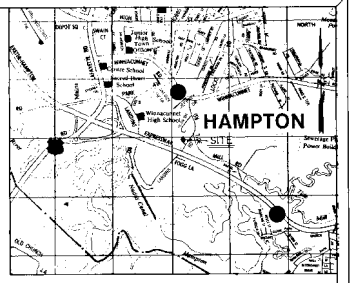
1. AN ELECTRIC TRANSFORMER WILL BE INSTALLED AT A SUITABLE LOCATION (AS DETERMINED BY THE EXETER-HAMPTON ELECTRIC COMPANY) ON LOT 25 TO SERVICE THIS SITE.
2. IF DETERMINED AS FEASIBLE BY NORTHERN UTILITIES, THIS SITE WILL BE SERVICED BY NATURAL GAS.

TOWN OF HAMPTON, N.H.
PLANNING BOARD APPROVAL
Frank Chiaramita

DATE: 4-20-88

0 10 20 40
SCALE 1"=20'

REV	DATE	BY	CHK	DESCRIPTION
2	4/14/88	JAD	RCH	REVISED PARKING SPACE PER TOWNS COMMENTS
1	3/31/88	JAD	DCH	AS-BUILT SEWER LINE CONNECTIONS
0	3/19/88	JAD	DCH	SITE PLAN FOR CONVERSION



LOCUS

SCALE 1"= 1/2 MILE

NOTES

1. REFERENCE PLAN:
   A. "SUBDIVISION OF LAND IN HAMPTON, N.H. PREPARED FOR: ROBERT BEAN 210 LANDING ROAD HAMPTON, N.H." SCALE 1"= 50' DATE: 8/19/87 PREPARED BY: C.D.E.C., INC. P.O.BOX 1235 HAMPTON, N.H. RECORDED AS PLAN # D-17164 (R.C.R.D.)
2. THIS PLAN WAS PREPARED FROM INFORMATION SHOWN ON THE ABOVE REFERENCE PLAN.
3. ZONING REQUIREMENTS:
   A. ZONE: RA (RESIDENCE A)
   B. MINIMUM LOT SIZE: 15,000 S.F. (PER DWELLING UNIT)(SEE NOTE 6 BELOW)
   C. MINIMUM LOT FRONTAGE: FRONT 10' SIDE 7' REAR 7'
4. THIS PARCEL IS SHOWN ON TOWN OF HAMPTON ASSESSORS MAP 218 AS LOT 24
5. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
6. REFERENCE ZBA DECISION 71-87 REQUESTING A VARIANCE FROM ARTICLE 3.3, USE REGULATIONS AND 4.11, LOT AREA PER DWELLING, TO ALLOW THE SUBDIVISION OF ONE LOT INTO THREE WITH THE EXISTING TWO FAMILY DWELLING OCCUPYING ONE LOT, AND THE CONSTRUCTION OF A NEW TWO FAMILY DWELLING ON EACH OF THE OTHER TWO LOTS, AS WELL AS A SPECIAL EXCEPTION FOR THE CONDOMINIUM CONVERSION OF THE TWO NEW DWELLINGS WHICH WAS GRANTED ON JULY 16, 1987.

OWNER OF RECORD

WINDSOR DEVELOPMENT INC.
16 WALNUT AVENUE
HAMPTON, N.H. 03842
BOOK: 2729 PAGES: 1246, 1247 & 1248

CONDOMINIUM CONVERSION SITE PLAN AT MALEK CIRCLE HAMPTON, N.H.

PREPARED FOR: WINDSOR DEVELOPMENT INC.
16 WALNUT AVENUE
HAMPTON, N.H. 03842

PREPARED BY: CDEC INC.
P.O. BOX 1235
HAMPTON, N.H. 03842
PHONE: (603) 926-8909

JOB# - SHT.# - REV. | 357 - 1/2 - REV. 2

D-18026 sheet 2 of 2

E # 21080189 12/28/2021 12:17:53 PM
Book 6369 Page 1344 Page 1 of 3
Register of Deeds, Rockingham County

Return to:
Farrah Spivey and Isaac Spivey
6 Malek Circle
Hampton, NH 03842

LCHIP	ROA601233	25.00
TRANSFER TAX	RO112493	4,953.00
RECORDING		18.00
SURCHARGE		2.00

TT: $4,953.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Nancy Marie Parker, Successor Trustee of the Doris M. Labrie Revocable Trust of 1999, u/d/t December 13, 1999, as amended and restated April 4, 2012, of 125 Rosewood Loop, #207, Burlington, NC 27215, for consideration paid grant(s) to Farrah Spivey and Isaac Spivey, A Married Couple, of 15 Courtside Way, Manchester, NH 03104, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain condominium unit located on Malek Circle in Hampton, County of Rockingham, and State of New Hampshire, more particularly bounded and described as follows:

Unit 2 as defined, described and identified in the Condominium Declaration, Windsor Development Lot 2 Hampton Townhouse Condominiums, dated July 24, 1989 and recorded in the Rockingham County Registry of Deeds in Volume 2806, Page 812. Said premises are shown on site and floor plans entitled "Condominium Conversion Site Plan At Malek Circle Hampton, N.H." Prepared By: CDEC Inc., Scale: 1" = 20', dated March 19, 1988 and last revised April 14, 1988, approved by the Hampton Planning Board on April 20, 1988 and recorded in the Rockingham County Registry of Deeds as Plan No. D-18026, sheet 2 of 2 and "Condominium Conversion Site Plan At Malek Circle Hampton, N.H." Prepared By: C.D.E.C., Inc. and recorded in said Registry of Deeds as Plan No. D-19683.

Said units are conveyed together with an undivided interest in the common area and facilities for each unit and with the right to use said common areas with others entitled thereto as set forth in the Declaration and as identified on said Plans.

1. N.H. RSA 356-B, as amended.
2. Condominium Declaration, Windsor Development Lot 2 Hampton Townhouse Condominium, including the Bylaws recorded in the Rockingham County Registry of Deeds in Volume 2806, Page 780.
3. Such condominium rules as may be adopted.
4. All matters as shown on Plan No. D-18026 and Plan No. D-19682.
5. Easement to Exeter and Hampton Electric Company recorded in Volume 2749, Page 1779.

6. Easement to New England Telephone and Telegraph Company recorded in Volume 2774, Page 867.

Meaning and intending to describe and convey a portion of the premises conveyed to Doris M. Labrie, Trustee of the Doris M. Labrie Revocable Trust of 1999, u/d/t December 13, 1999 by virtue of a deed dated October 23, 2012 and recorded with the Rockingham County Registry of Deeds at Book 5378, Page 2193. Doris M. Labrie passed away on August 12, 2021; death certificate to be recorded herewith.

The within granted premises are not subject to homestead rights.

I, Nancy Marie Parker, Successor Trustee of the Doris M. Labrie Revocable Trust of 1999, u/d/t December 13, 1999:

1. That I am the only Successor Trustee of the said Trust; and

2. The trust was amended and restated on April 4, 2012; the trust has not been further amended or revoked

3. That I have been authorized and directed by the holders of 100% of the beneficial interest of said Trust to convey the Trust property known and numbered 6 Malek Circle, Hampton, NH and to execute and deliver a deed and any documents necessary or incidental to the transfer of the property.

4. Pursuant to RSA 564-A:7, the undersigned Successor Trustee as Successor Trustee under the said Trust do have full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or their party shall be bound to inquire whether the Trustee have said power or are properly exercising said power or to see to the application of any trust assets paid to the Trustee for a conveyance hereof.

This certificate of authorization shall remain in force until the transaction has been completed.

Signature to follow on next page.

22nd
Executed this ~~28th~~ day of December, 2021.

Nancy Marie Parker, Successor Trustee

Nancy Marie Parker, Successor Trustee of the Doris M. Labrie Revocable Trust of 1999, u/d/t December 13, 1999

State of North Carolina
County of Alamance

22 (MLM)
December ~~28~~, 2021

22nd (MLM)
Then personally appeared before me on this ~~28th~~ day of December, 2021, the said Nancy Marie Parker, Successor Trustee of the Doris M. Labrie Revocable Trust of 1999, u/d/t December 13, 1999 and acknowledged the foregoing to be his/her/their voluntary act and deed.

Meredith L Mann
Notary Public/Justice of the Peace
Commission expiration:
7-23-24

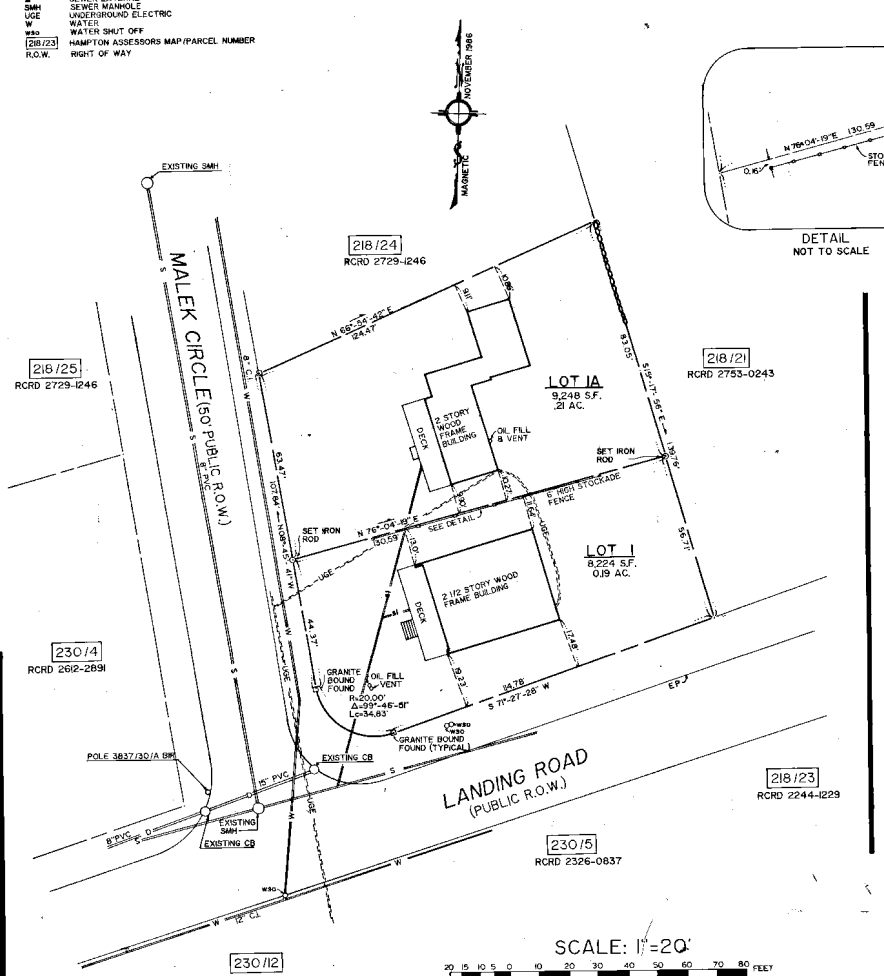
MEREDITH L. MANN NOTARY PUBLIC ALAMANCE COUNTY, NC Comm. Expires 7-23-24

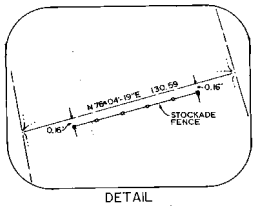
Rec'd 3 Oct PM '89

5547

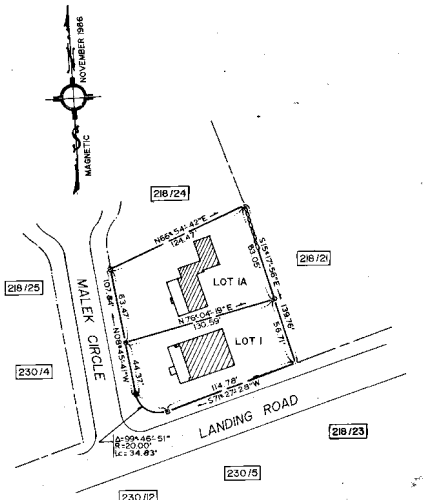
LEGEND

CB	CATCH BASIN
C.I.	CAST IRON
D	DRAIN
EP	EDGE OF PAVEMENT
PVC	POLYVINYLCHLORIDE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S	SEWER
s	SEWER LATERAL
SMH	SEWER MANHOLE
UGE	UNDERGROUND ELECTRIC
W	WATER
WSO	WATER SHUT OFF
218/23	HAMPTON ASSESSORS MAP/PARCEL NUMBER
R.O.W.	RIGHT OF WAY



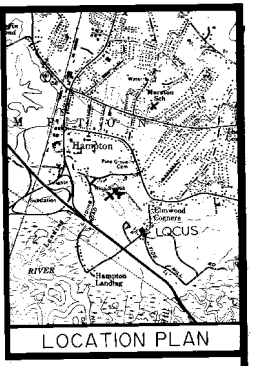


DETAIL
NOT TO SCALE



ABUTTERS LIST

MAP/PARCEL NUMBER	
218/20 (LOCUS)	PENDEL CORP. II, P.O. BOX 954, HAMPTON N.H. 03842
218/21	DONNA M. & WILFRED RUIZ, 214 LANDING ROAD, HAMPTON, N.H. 03842
218/23	WILLIAM F. & BERNADETTE M. DURKIN, 219 LANDING ROAD, HAMPTON, N.H. 03842
218/24	WINDSOR DEVELOPMENT CORP., 16 WALNUT AVENUE, HAMPTON, N.H. 03842
218/25	SAME AS MAP 218 LOT 24
230/4	CARLOS E. & CHRISTINE ROSARIO AND ELISE F. COLLATOS, 206 LANDING ROAD, HAMPTON, N.H. 03842
230/5	JOHN F. & CYNTHIA M. TWITCHELL, 211 LANDING ROAD, HAMPTON, N.H. 03842
230/12	DAVID A. & DENISE M. FOURNIER, 207 LANDING ROAD, HAMPTON, N.H. 03842



LOCATION PLAN

1) PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.

2) PARCEL IS LOCATED IN THE RESIDENCE A (RA) ZONE AND IS SHOWN ON TOWN OF HAMPTON ASSESSORS MAP 218 AS LOT 20.

3) VARIANCE GRANTED FROM ARTICLES 4.1, 4.2, AND 4.3 ON 8/30/89.

4) ZONE REQUIREMENTS:

	REQUIRED	PROVIDED LOT 1	PROVIDED LOT 1A
FRONT SETBACK	10'	17.48'	45'
SIDE SETBACK	7'	34'	9.1'
REAR SETBACK	7'	11.64'	34'
MIN. LOT AREA *(4.1)	15,000 s.f.	8,224 s.f.	9248s.f.
MIN. FRONTAGE *(4.2)	125'	114.78'	63.47'
MIN. LOT WIDTH *(4.3)	125'	120'	65'

5) PLAN REFERENCES:
A. PERIMETER IS AS SHOWN ON "SUBDIVISION OF LAND IN HAMPTON, N.H." FOR ROBERT BEAN 210 LANDING ROAD, HAMPTON, N.H. DATED 8/19/87 BY C.D.E.C. RCRD PLAN #D-17164
B. "AS BUILT UTILITY PLAN" MALEK CIRCLE, HAMPTON, N.H. FOR ROBERT BEAN 210 LANDING ROAD, HAMPTON, N.H. DATED JAN. 1985 BY C.D.E.C.

6) BOTH LOTS GRANT UTILITY EASEMENTS TO EACH OTHER FOR ACCESS AND MAINTENANCE OF THE UTILITIES SERVING THE UNITS.

SCALE: 1"=20'
20 15 10 5 0 10 20 30 40 50 60 70 80 FEET
6 5 4 3 2 1 0 5 10 15 20 METERS

SCALE: 1"=50'
50 40 30 20 10 0 25 50 75 100 125 150 175 200 FEET
14 12 10 8 6 4 2 0 10 20 30 40 50 60 METERS

HAMPTON PLANNING BOARD
Board Chairman 12-11-89

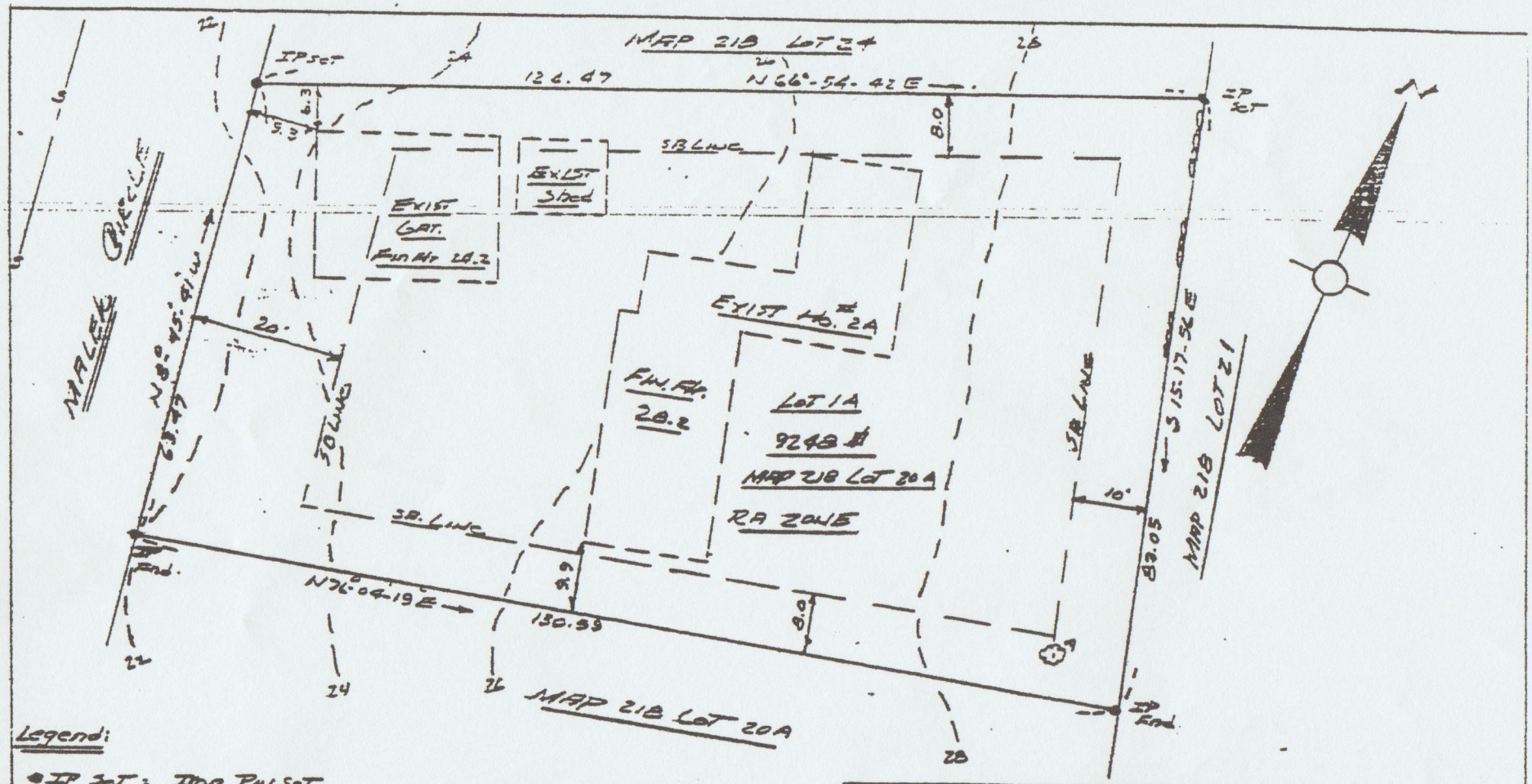
SUBDIVISION OF LAND
FOR
PENDEL CORP. II
210 LANDING ROAD/MALEK CIRCLE
COUNTY OF ROCKINGHAM
HAMPTON, N.H.

SCALE: AS SHOWN
DATE: NOVEMBER 9, 1989

RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, PORTSMOUTH, N.H. 03801
TELEPHONE: (603) 431-2222

#89119

D-20001



Legend:

- IP Set = Iron Pin Set
- IP Fnd. = Iron Pipe or Pin Found
- MAP & LOT = Tax Map & Lot Number
- S.B. LINE = Set Back Line

NOTE:

Reference Plan Rcrd Plan D-2001 &
Deed Vol. 2882 Pg. 2718.

STATE OF NEW HAMPSHIRE
No. 387
ERNEST J. COTE
LICENSED LAND SURVEYOR
SIGNATURE

Dec. 8, 2000

PLOT PLAN FOR

D. G. P. DEVELOPMENT

2A MALEK CIRCLE HAMPTON, N.H.

Scale 1" = 20' December 8, 2000

E.J. COTE & ASSOCIATES INC.: LAND SURVEYORS
36 AWD'S LANE
HAMPTON N.H. 03842
Tel. 926-4878

PLAN No. 1-45-3054

Gmail Stockton Services <stockton752@gmail.com>

Malek Circle, Hampton

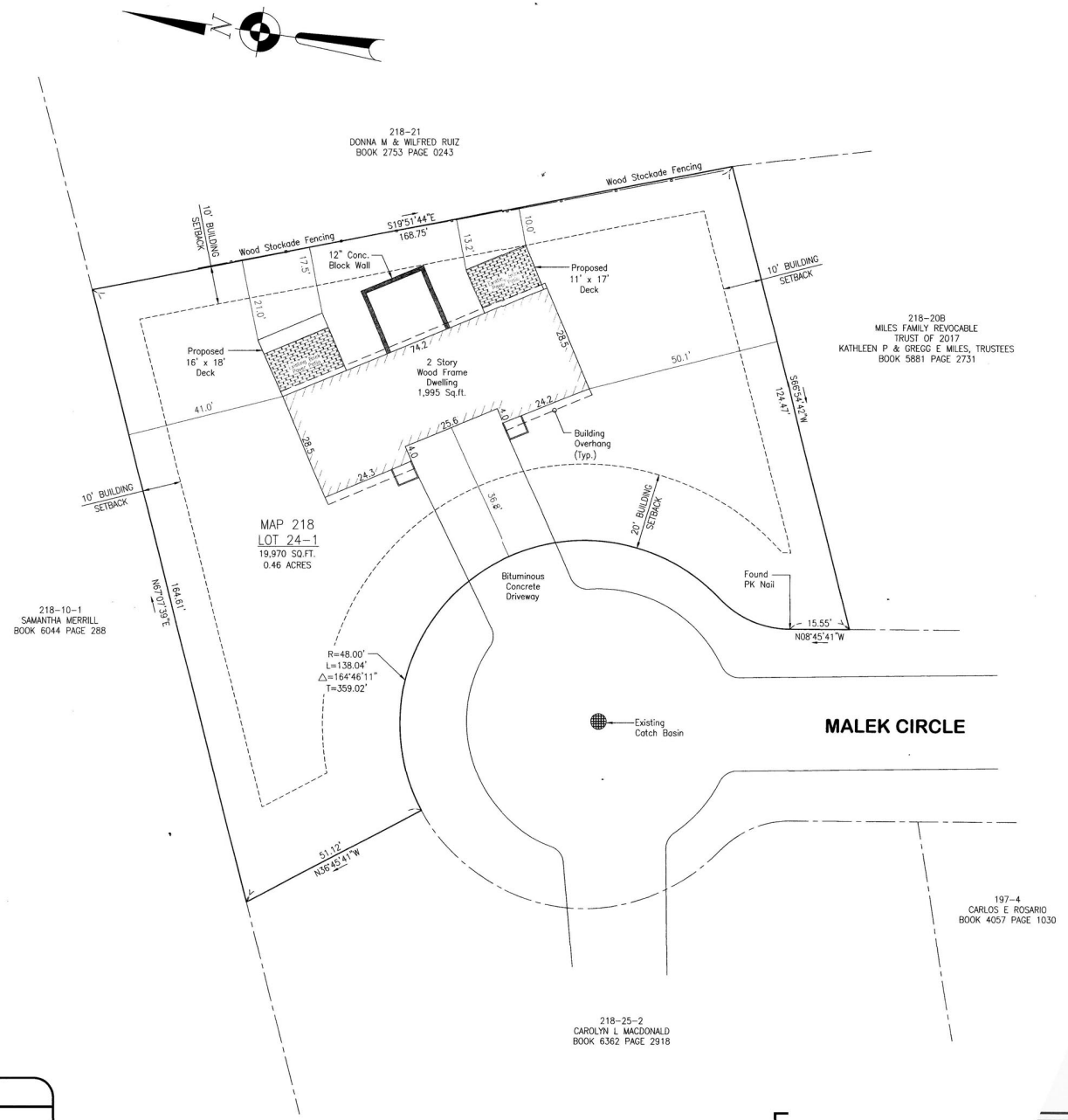
1 message

Stockton Services <stockton752@gmail.com> Sat, Nov 5, 2022 at 4:29 PM
To: nhlls933@gmail.com

Steve,
I don't think we have ever met.
I received a call from an anxious couple I know who abut a condex for which you have produced the attached "certfied plot plan". Everyone was alarmed at being told by your crew that the boundary was quite close to the house at 2 Malek, which would put the abutter's shed, lawn, and much of their mature landscaping on your client's property. I asked to see your plan, did some research, and went to look at the site.
There are no monuments shown on your plan except for a notation of a found pk where there is actually a granite bound, and I did not see that your crew recovered any other monuments, including those that I found easily at both ends of the line in question. This of course makes me concerned as to how the lot lines were determined at all, and there are a number of errors on the plan that I think you would have noticed if you checked it carefully.
I know times are crazy now and I suspect you have more on your plate than you can handle, but based on what the owners are both telling me, your crew made irresponsible and wrong representations at the site, it appears that no real research was done, and it was clear to me that they did not even look for much less find the relevant monumentation.
Please correct me if I'm wrong (can you share the working drawing?), but if I am right, your S.I.T. needs some more instruction and closer supervision going forward.
Sorry to make your acquaintance this way, but can you advise as to how the boundaries were determined?
Thanks,
Tocky B (LLS#752)
--
"Failing to be part of the solution makes us part of the problem."

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
603 929-7404

2 Malek abutter survey.pdf
5803K



NOTES:

1. OWNER OF RECORD IS FARRAH & ISAAC SPIVEY 4 MALEK CIRCLE HAMPTON, NH 03842.
2. REFERENCE SUBJECT PARCEL AS MAP 218, LOT 24-1 OF THE TOWN OF HAMPTON, NH ASSESSING RECORDS.
3. DEED REFERENCE IS BOOK 6369, PAGE 1344 OF THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X , PER FLOOD INSURANCE RATE MAP #33015C0437F DATED JANUARY 29, 2021 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
5. LOT IS SERVICED BY TOWN WATER AND SEWER.
6. HORIZONTAL DATUM: THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON PLAN D-17164
7. VERTICAL DATUM IS ASSUMED.
8. CALL 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
9. REQUIREMENTS PER THE TOWN OF HAMPTON ZONING ORDINANCE:

   ZONE – (RA) RESIDENCE A

   MINIMUM LOT SIZE – 15,000 SQUARE FEET
   MINIMUM LOT FRONTAGE – 125 FEET
   MINIMUM LOT WIDTH – 125 FEET
   MAXIMUM BUILDING HEIGHT – 35 FEET/3 STORIES
   MINIMUM BUILDING SETBACK FRONT – 20 FEET
   MINIMUM BUILDING SETBACK SIDE – 10 FEET
   MINIMUM BUILDING SETBACK REAR – 10 FEET
   MAXIMUM LOT COVERAGE – 60%

PLAN REFERENCES:

1. "SUBDIVISION OF LAND IN HAMPTON N.H. PREPARED FOR ROBERT BEAN." PREPARED BY C.D.E.C. 1" = 50' DATED DECEMBER 22, 1986.RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN NO. D-17164.

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- SETBACK LINE
- BUILDING
- 19.2' BUILDING TIE LINE
- CHAINLINK FENCE
- OE ELECTRIC-OVERHEAD

SCALE: 1" = 20'

20 0 20 40 60

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF THE SURVEY.

STATE OF NEW HAMPSHIRE No. 933 STEVEN L. CASEY LICENSED LAND SURVEYOR SIGNATURE

PREPARED BY:
ALPINE
SURVEYING GROUP, LLC
STEVEN L. CASEY, LLS
20 DRURY LANE - NASHUA, NH 03064
TEL. (603) 566-2993 EMAIL: nhlls933@gmail.com

MARK	DATE	REVISION	BY	AP'V'D

CERTIFIED PLOT PLAN OF 4 MALEK CIRCLE HAMPTON, NH

PREPARED FOR:
FARRAH & ISAAC SPIVEY
4 MALEK CIRCLE
HAMPTON, NH 03842

SCALE: 1" = 20'	DWN BY: R.E.L.
DATE: 08-03-2022	CHKD. BY: S.L.C.
PROJ: MALEK	SHEET 1 OF 1

Gmail

Stockton Services <stockton752@gmail.com>

Malek Circle

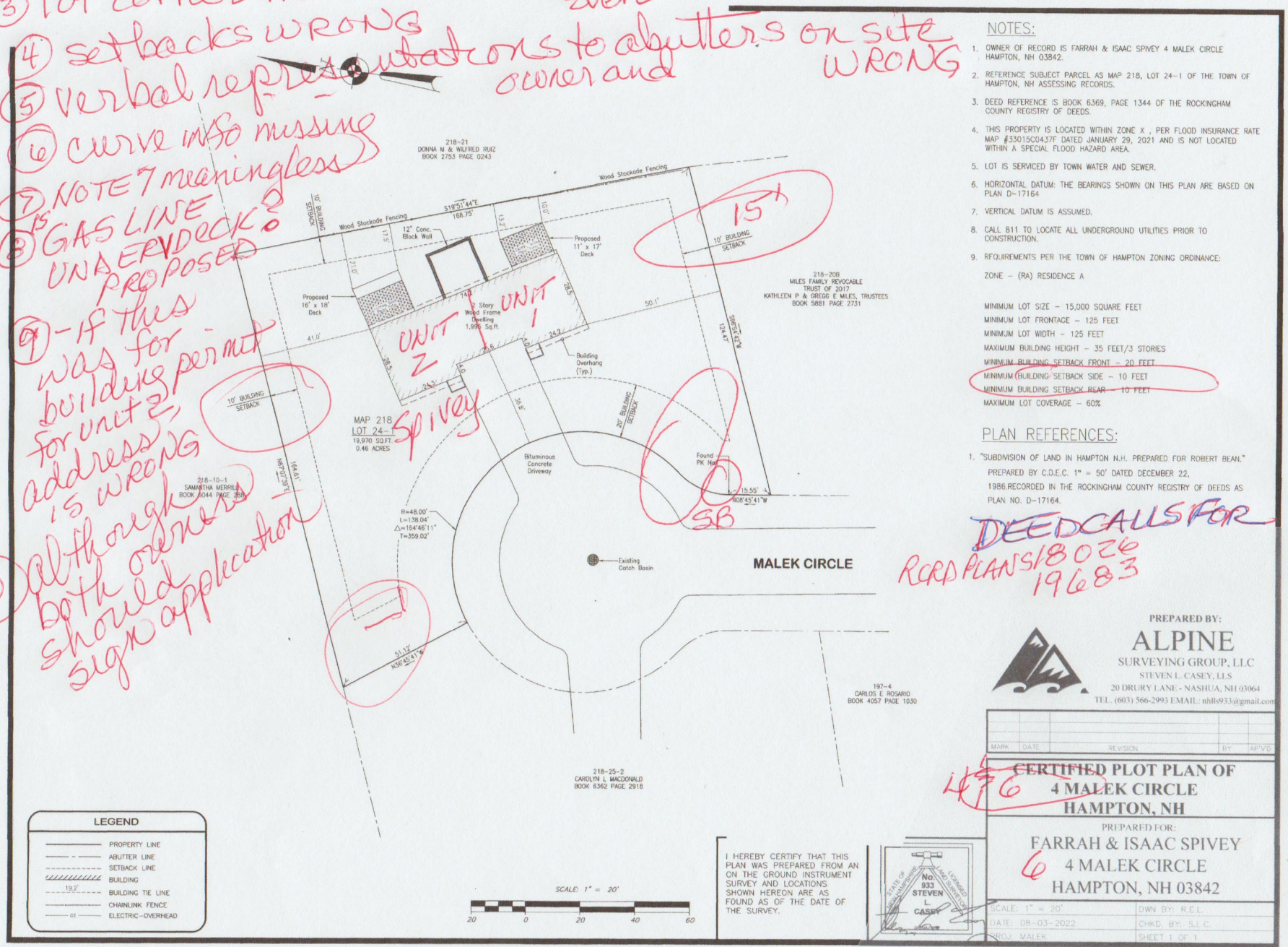
1 message

Steven Casey <nhlls933@gmail.com> Mon, Nov 7, 2022 at 9:20 AM
To: "stockton752@gmail.com" <stockton752@gmail.com>

Hello,
No we have never met and you don't know me. But that didn't stop you from making these insane accusations and assertions about my work. Never in my 25 years of surveying have I read a more condescending and unprofessional email. You are making these claims without providing a shred of evidence to back them up. Who do you think you are to say things like this to a fellow surveyor and you thought I would be ok with it.
I stand behind every boundary line decision I have ever made including this one. So do not contact me again.

--
Steven Casey LLS
Principal - Alpine Surveying Group, LLC
20 Drury Lane
Nashua, NH 03064
603-566-2993

1. This is a condominium – owner is correct, address incorrect
2. No actual monuments shown – "FND PK" is granite BOUND
3. lot corner monuments not found (I found them 11/2/22)
4. setbacks WRONG
5. verbal representations to abutters on site owner and WRONG
6. curve info missing
7. NOTE 7 meaningless
8. GAS LINE UNDERGROUND PROPOSED
9. – if this was for building permit for unit 2, address is WRONG although both owners should sign application
10. DEED CALLS FOR ROAD PLANS 18026 19683



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- ABUTTER LINE
- SETBACK LINE
- BUILDING
- 19.2' BUILDING TIE LINE
- CHAINLINK FENCE
- OE ELECTRIC–OVERHEAD

SCALE: 1" = 20'

20 0 20 40 60

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY AND LOCATIONS SHOWN HEREON ARE AS FOUND AS OF THE DATE OF THE SURVEY.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 933 STEVEN L. CASEY

PREPARED BY:
ALPINE
SURVEYING GROUP, LLC
STEVEN L. CASEY, LLS
20 DRURY LANE - NASHUA, NH 03064
TEL. (603) 566-2993 EMAIL: nhlls933@gmail.com

MARK	DATE	REVISION	BY	APP'VD

CERTIFIED PLOT PLAN OF 4 MALEK CIRCLE HAMPTON, NH

PREPARED FOR:
FARRAH & ISAAC SPIVEY
4 MALEK CIRCLE
HAMPTON, NH 03842

SCALE: 1" = 20'	DWN BY: R.E.L.
DATE: 08-03-2022	CHKD. BY: S.L.C.
PROJ: MALEK	SHEET 1 OF 1

2 MALEK CR

Location	2 MALEK CR	**Mblu**	218/ 20/B / /
Acct#	5448	**Owner**	MILES FAMILY REVOCABLE TRUST OF 2017
Municipality		**Assessment**	$454,000
Appraisal	$454,000	**PID**	5448
Building Count	1	**Wetlands Permit**	
Lot Type			

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$304,600	$149,400	$454,000
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$304,600	$149,400	$454,000

Owner of Record

Owner	MILES FAMILY REVOCABLE TRUST OF 2017	**Sale Price**	$0
Co-Owner	MILES, KATHLEEN P & GREGG E, TRUSTEES	**Certificate**	
Address	2 MALEK CR HAMPTON, NH 03842	**Book & Page**	5881/2731
		Sale Date	12/18/2017
		Instrument	38

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MILES FAMILY REVOCABLE TRUST OF 2017	$0		5881/2731	38	12/18/2017
MILES, KATHLEEN P & GREGG E	$315,533		3780/0683	00	06/04/2002
KOPKA, PAMELA	$165,000		3542/1705	00	01/12/2001
HEDAYAT, MANSOOR	$0		PR99/0666	00	05/17/2000
HEDAYAT, ZEKROLLAH	$121,500		2882/2718	1G	07/09/1991

Building Information

Building 1 : Section 1

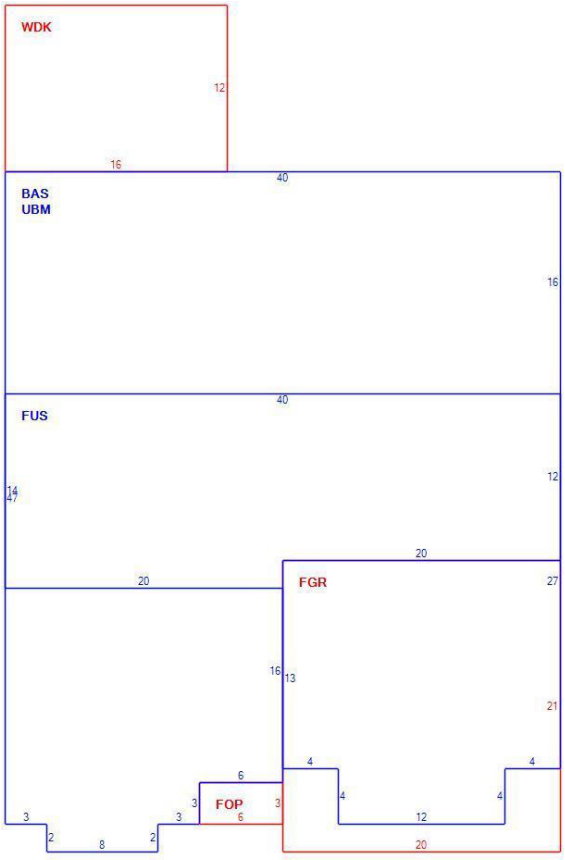
Year Built: 2001
Living Area: 2,366
Replacement Cost: $340,808
Building Percent Good: 89
Replacement Cost Less Depreciation: $303,300

Building Attributes	
Field	**Description**
Style:	Cape Cod
Model	Residential
Grade:	Average +10
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Hardwood
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	1
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Num Kitchens	01
Cndtn	
MHP	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo

(https://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\43\67.jpg)

Building Layout



(ParcelSketch.ashx?pid=5448&bid=5491)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	1,498	1,498
FUS	Upper Story, Finished	868	868
FGR	Garage, Framed	420	0

FOP	Porch, Open, Framed	18	0
UBM	Basement, Unfinished	1,498	0
WDK	Deck, Wood	192	0
		4,494	2,366

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	METAL PRE-FAB	1.00 UNITS	$1,300	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.21
Frontage	0
Depth	0
Assessed Value	$149,400
Appraised Value	$149,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$304,500	$149,400	$453,900
2020	$304,500	$149,400	$453,900
2019	$297,700	$149,400	$447,100

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2021	$304,500	$149,400	$453,900
2020	$304,500	$149,400	$453,900
2019	$297,700	$149,400	$447,100

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TOWN OF HAMPTON, NEW HAMPSHIRE, ASSESSOR'S OFFICE
100 WINNACUNNET RD, HAMPTON, NH 03842

Confirmed
OK
AB
6/10/02

June 3, 2002

Ms. Doris M. Labrie
1 Malek Circle
Hampton, NH 03842

Mr. Gregg Miles
2A Malek Circle
Hampton, NH 03842

Postmaster, Hampton Post Office
Hampton, NH 03842

Re: Street Numbering on Malek Circle

Dear Madames and Sirs:

It has been brought to my attention that there is potential for continuous confusion with the present street numbering system on Malek Circle.

In the best interest of all parties, I feel that the condos at 2 and 4 Malek Circle should now be 4 and 6 Malek Circle and the new house on Malek Circle should be street number 2 instead of 2A. Street numbers 1 and 3 will remain the same.

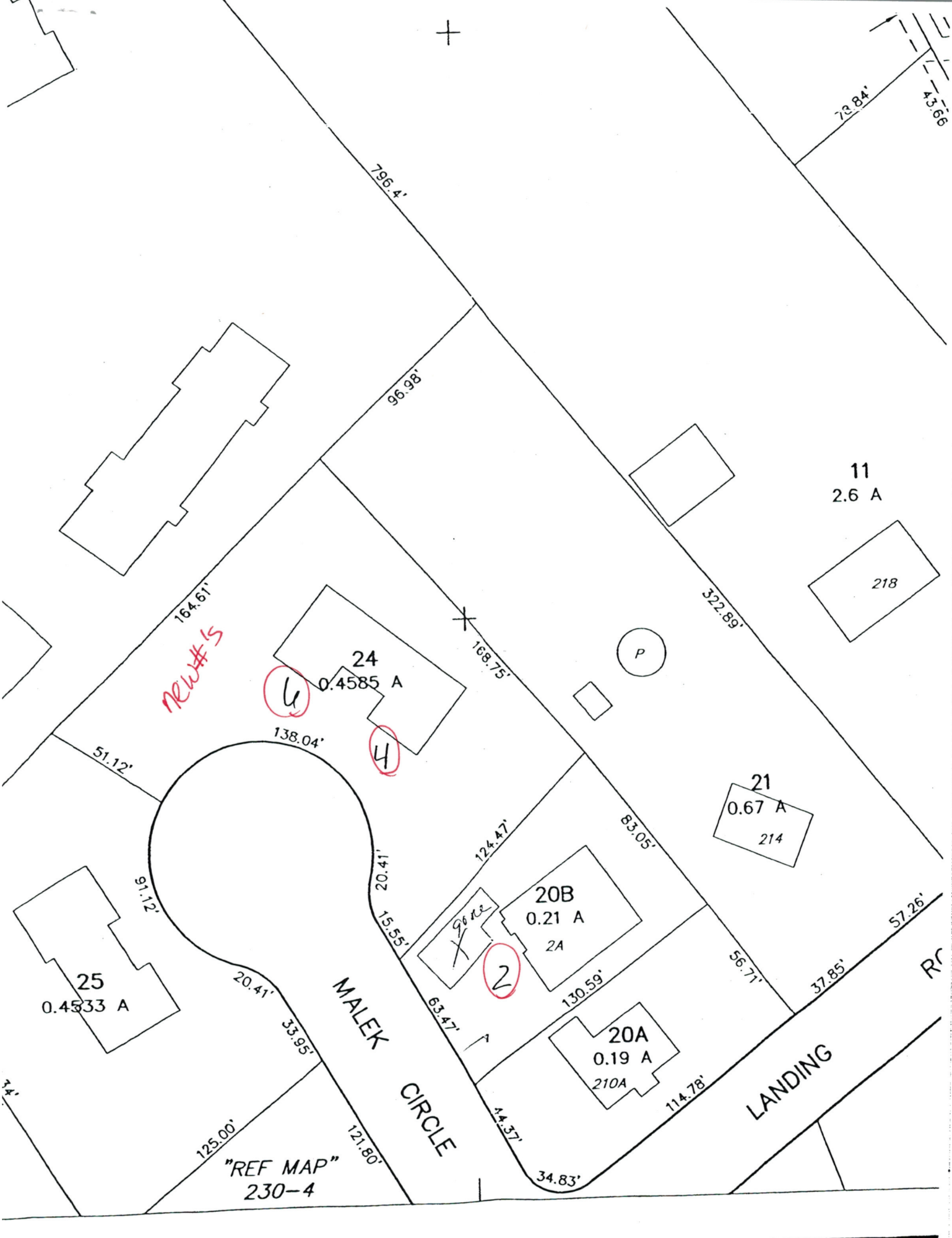
If any interested parties have a problem with this, please contact me within 10 days. Otherwise these new numbers will be in effect as soon as the Post Office and residents can get their mail straightened out. Also, please change the house numbers on your homes and mailboxes.

Sincerely,

Angela L. Boucher, CNHA
Deputy Assessor

Cc: HPD, HFD, HPW, BLDG DEPT.,

PHONE 603-929-5923 - FAX 603-926-6853


796.4'
73.84'
43.66'
96.98'
164.61'
168.75'
322.89'
11
2.6 A
218
24
0.4585 A
138.04'
51.12'
124.47'
83.05'
21
0.67 A
214
P
20B
0.21 A
2A
20.41'
91.12'
15.55'
57.26'
56.71'
37.85'
130.59'
25
0.4533 A
20.41'
33.95'
MALEK
CIRCLE
63.47'
20A
0.19 A
210A
114.78'
LANDING
125.00'
121.80'
"REF MAP"
230-4
44.37'
34.83'
SCALE :